



Monday, November 16, 2015
5:30 – 7:00 p.m.
Hooker Conference Room, Bloomington City Hall
AGENDA

- I. Call to Order and Introductions
- II. Approval of Minutes
 - a. [October 19, 2015](#)
- III. Public Comments
- IV. Communications from Committee Members
- V. Reports from Staff
 - a. Engineering Update
 - b. Parks Master Plan
 - c. [Possible Programmatic Expenses \(BikeLife Magazine, Tactical Urbanism\)](#)
- VI. Old Business
- VII. New Business
 - a. [Neighborhood Greenway - Portland's Recent Developments](#)
 - b. [Trades District](#)
- VIII. Topic suggestions for future agendas
- IX. Upcoming Meetings/Events
- X. Adjourn



Monday October 19, 2015
Hooker Conference Room, Bloomington City Hall
MINUTES

An audio recording of the meeting is available upon request

I. CALL TO ORDER AND INTRODUCTIONS

Members present: Mark Stosberg, Paul Ash, Mitch Rice, Jim Rosenbarger

Staff: Vince Caristo – Planning & Transportation; Chris Meade – Planning & Transportation; Neil Kopper – Planning & Transportation.

II. APPROVAL OF MINUTES

Minutes from the September 14, 2015 meeting were presented by staff.

Paul moved to approve the minutes as presented. Jim seconded. Motion passed.

I. PUBLIC COMMENTS

No comments.

II. COMMUNICATIONS FROM COMMISSION MEMBERS

Jim said he recently visited the Milwaukee Trail outside of Bedford, and that it's fantastic. He requested a report on Vince's trip to Portland.

Paul asked if there were any plans to re-work the island at Allen & Rogers St.

Mitch asked if UReport was the best way to report broken glass in the street or bike lane.

III. REPORTS FROM STAFF

Vince reported that Kay Bull has been appointed by the Mayor to fill the seat vacated by Sylva Johnson. The term expires on January 31, 2016.

a. Engineering Update

Neil provided updates on the current projects in development, including downtown curb ramp upgrades, signal retimings, the Bloomfield Road sidepath, Clarizz Blvd sidepath repaving, and bicycle counter purchase.

b. **Traffic Commission**

No update.

c. **Civil Streets and Education**

Vince provided an overview of fall activities, including advertisements in local publications, a bike light giveaway, bicycling education courses, and Farmer's Market outreach.

IV. OLD BUSINESS

a. **Policy Guidance Topics**

Commission members discussed results of the ranking of topic ideas that had been completed since the last meeting, including materials submitted to the Commission by Daniel McMullen.

*Paul moved to adopt an action plan through 2016, in which policy guidance documents will be produced on the 4 highest-rated topics: 1) Neighborhood Greenway Development, 2) College Mall/Covenanter Design Issues, 3) Crosswalk/Trail Crossing Regulations, and 4) Angled Parking. Topics can be added or removed to this plan by a majority vote of the Commission. Mitch seconded. **Motion passed.***

V. NEW BUSINESS

a. **Winslow & Walnut St Pike Improvements**

Neil presented preliminary concepts for safety and walkability improvements in this area. Commission members provided comments and feedback.

VI. TOPIC SUGGESTIONS FOR FUTURE AGENDAS

-none-

http://www.apbp.org/events/event_details.asp?id=534335&group=

Tactical Urbanism

Occurred on 10/21/2015 (Recorded)

DETAILS

Tactical Urbanism

This webinar explains how to harness tactical urbanism to test ideas and designs, collaborate with residents and city agencies, and bolster project support. Case studies demonstrate using tactical urbanism as a three-dimensional, real-world model to build city agency and grassroots support while testing design ideas, engaging stakeholders and using the installation to inform future design and construction.

The session begins with a definition of tactical urbanism, a citizen-led approach to neighborhood-building using short term, low cost, scalable interventions intended to catalyze long-term change. This tool is used more and more frequently to help elected officials and the public visualize and understand changes to the public right of way intended to make streets more pedestrian and bicycle friendly. The webinar explores the distinctions between tactical urbanism interventions and pilot projects or interim design enhancements. Presenters discuss specific strategies for successful demonstration projects and pop-up events, drawing on case studies from Burlington VT, Oakland CA, and Boulder CO to illustrate nuances of project planning components such as design and approval, materials and set-up, traffic management, volunteer capacity, community engagement, evaluation, and handling backlash.

After attending this webinar, planners can define tactical urbanism; understand common applications for tactical urbanism interventions; and design and implement successful demonstration projects.

Speakers:

David "DK" Kemp, Senior Transportation Planner, City of Boulder
Mike Lydon, Principal, The Street Plans Collaborative
Carrie Nielson, Senior Planner, Fehr & Peers

Continuing Education Credits: APBP will provide an attendance certificate to those who document their professional development hours; each 60-minute webinar provides one hour of training (.1 CEU). APBP applies to the AICP for Certification Maintenance credit for each webinar.

REGISTRATION INFORMATION

\$50 for acces to pre-recorded webinar

BIKELIFE CITIES

READ THIS. RIDE OFTEN!

Turn *YourCity* into a BikeLife City!

What is BikeLife Cities?

It is a national program from Catalyst Communication supported by People for Bikes and the League of American Bicyclists to help cities promote cycling in their region. The program is focused on getting the word out to people that are "interested but concerned" and would ride more if they felt more comfortable and confident.

We partner with core cities and other entities in the regions to provide engaging, informative content, combining local and national resources to inspire people to ride their bikes more. These resources include a pullout bike map, info on bicycle facilities, fun stories, product suggestions, "how to's" and events. The outreach piece is a glossy magazine called *BikeLife [YourCity]* filled with content about everything biking.

DO YOU HAVE GRANTS

that require you to get information out on certain topics or to certain populations?

DO YOU PRINT BIKE MAPS

or informational brochures and make them available to the public?

BIKELIFE CITIES CAN HELP YOU reach a broad or targeted audience cost-effectively and interestingly.

"The City of Boulder is thrilled that BikeLife Cities has selected our community as one of their first markets. The magazine and website are great tools to distribute resources and safety messages, and to keep our residents informed about innovative plans and projects. We look forward to BikeLife Cities' continued success and growth in Boulder and across the country."

Chris Hagelin, City of Boulder, CO

"Working with Catalyst has been a great experience and helped us showcase projects and programs specific to Tucson. It is an ideal public/private partnership. We received rave reviews of the final product from local businesses, elected officials and cyclists citywide. It is well worth the investment and I would recommend it to any city considering becoming a BikeLife City."

*Ann Chanecka, City of Tucson,
AZ Bike/Ped Coordinator*

"BikeLife KC is a fantastic outreach piece that helps promote our events and bike share program and expand our membership support, while also satisfying some of the educational requirements of our grants."

*Sarah Shipley, Director of Marketing,
Bikewalk KC and Kansas City B-Cycle*





Print Magazine

The BikeLife Cities print magazine includes national content compiled by our editorial team. Topics include gear, how to's, trends and travel. It also includes interesting and timely regular features such as:

Welcome to BikeLife Cities A letter from the Mayor about cycling in the city.

By the Numbers Fun statistics on everything bike-related in the city.

Why I Ride Profiles on a diverse array of locals on why they bike.

Where to Ride Pull out the local bike map and get pedaling.

News & Notes The latest bike happenings around the city, such as new facilities, bike share, local advocacy and more.

Fun Stuff Cool events, interesting people, latest trends and great gear.

Events An extensive calendar of local events, group rides, classes and clinics.

Tools Clubs, groups, shops and advocacy.

The Final Mile An entertaining column on biking issues and experiences.

And more... Local content is provided by the city's transportation staff, bike and pedestrian coordinators, local advocacy groups, clubs, independent writers and freelance photographers. Content is edited by Catalyst's editorial department and designed into the magazine. Layouts are submitted to the city's appointed communications coordinator for final review.

Why Become a BikeLife City?

Whether your city is well established and recognized as bicycle friendly, or an "up-and-coming" town just beginning to invest in bicycling infrastructure, the BikeLife Cities program is designed to help you raise awareness and attract support.

Our first three cities range from Boulder (Platinum level according to the League of American Bicyclists), to Tucson (Gold) and Kansas City (Bronze). All three are using BikeLife Cities as part of their strategy to attain the next level designation and create a cycling culture.

Studies have shown that people who know more and gain experience riding feel safer and are likely to ride more. BikeLife Cities, along with programs such as protected bike lanes, green lanes, and bike route and trail building initiatives, provides an interesting, content-rich, socially-engaging platform upon which your city's messages will be heard and shared widely.

The BikeLife Cities program consists of print and digital content, designed to be used in a variety of ways, depending on your needs. Catalyst is prepared to invest and partner with you to launch your program at the right level to fit with your resource and budgetary constraints.

Distribution

The print magazine is set up to run quarterly, but can be printed less frequently. The distribution timing and frequency can be varied to suit your city's needs.

The magazine is printed and ideally mailed to residences within the region, with additional distribution copies that can be placed at various points within the city. Choose the printing and distribution package that works best for you from the options listed below.

Distribution Options for a City

Catalyst will feature up to 16 pages of content localized to your city/region.

- » Packages start as low as \$2,500 per edition.
See the Programs and Pricing section for details.

Limited Distribution Options for a Locality Within a Metropolitan Region

Catalyst will feature two pages of localized content about your portion of a larger region that has already established itself as a BikeLife City, with print copies that you can distribute to your own targeted audience.

- » Packages start as low as \$1,000 per edition.
See the Programs and Pricing section for details.

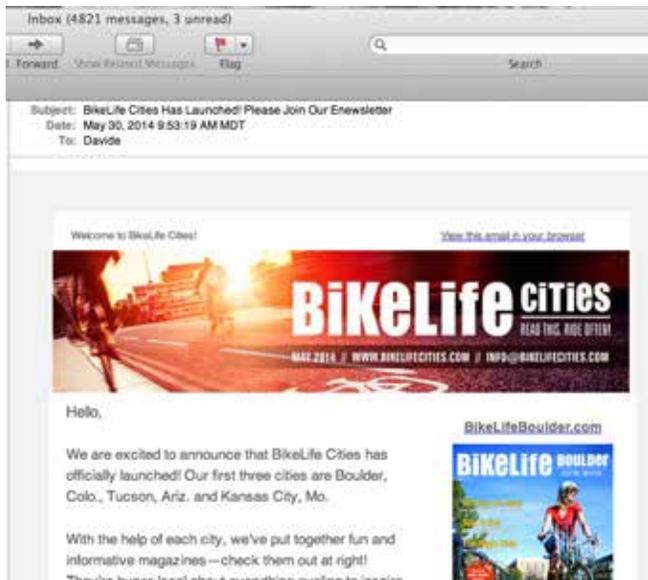
Digital Hosting, e-Newsletter & Social Media



Catalyst will manage *YourCity's* Twitter feed, @BikeLifeYourCity, and post daily to the page with interesting local and national content tuned in with the interests of its followers. You may also post your own tweets.



Catalyst will manage *YourCity's* Facebook fan page "BikeLifeYourCity" and post daily to the page with interesting local and national content tuned in with the interests of its followers.



Monthly e-Newsletter

If requested, Catalyst can design and manage a monthly e-Newsletter to subscribers to *YourCity's* newsletter with selected local stories from local contributors.



BikeLifeYourCity.com

Catalyst will host and provide daily updates with national and specific local content packaged and viewable online, in e-zine format, at BikeLifeYourCity.com.

TALK TO US ABOUT PRICING!

2014 Programs and Pricing

We work with each city to design a program that fits your budget and distribution needs. Our offerings to cities are below our costs, and we sell national and local ads to make the difference.

Here are a couple of sample city offerings:

City/Regional Direct Mail Program

- » Basic city/regional starter mail package: \$9,600 for 30,000 copies, 30,000 mailed to targeted households, and 5,000 provided for distribution. Catalyst provides this service below cost.
- » Additional copies printed and mailed may run at a higher per piece rate.
- » Three months of Digital hosting, e-Newsletter & Social Media included with each print run, and can be extended at a separate cost.

City/Regional (not mailed) Program

- » Basic city/regional starter package: \$2,500, plus shipping or postage, for 10,000 copies for distribution. Catalyst provides this service below cost.
- » Additional copies printed for \$.50 each, or printed and mailed for \$.65 each (actual print and mail cost may vary). Example: 20,000 copies printed for \$2,500 (first 10,000) plus \$5,000 (10,000 more at \$.50 each), totaling \$7,500.

Limited Distribution within Larger Region

- » Two pages of content within the magazine of a larger region
- » 4,000 additional printed copies (above those already paid for by another entity) \$2,000, plus freight and handling, or mailed (walk sequence) for \$2,600 postage and handling. Catalyst provides this service at cost.

Digital Only Package

- » Digital programs will vary, but typically include a one-time setup charge and monthly management and hosting. Your Catalyst representative will be able to work with you to develop the most appropriate level of digital content and management to fit with your needs and available resources.

Different budget needs? Ask us, and we'll find a way to make it work.



EXECUTIVE SUMMARY

Portland's neighborhood greenways (formerly known as "bicycle boulevards") are residential streets designed to prioritize bicycling and enhance conditions for walking. In Portland, there are currently more than 70 miles of neighborhood greenways, which were developed in three distinct phases since the first project on SE Salmon and Taylor streets more than 30 years ago. This report aims to:

- **Identify where neighborhood greenways are working well and where they are not;**
- **Create an understanding of the role neighborhood greenways play in Portland's transportation system; and**
- **Offer recommendations on policy guidance and performance guidelines to expand and improve the neighborhood greenways system.**

There is specific and strong policy support for neighborhood greenways and bicycle transportation in general at both the local and regional levels. The Portland Plan, The Climate Action Plan, The Portland Bicycle Plan for 2030, The Regional Transportation Plan and Climate Smart Communities Strategies all envision a growing role for bicycle transportation. Most plans recommend that Portland as a whole achieve 25 percent of all trips by bicycle. This is in service to reducing overall automobile use to no more than 30 percent of all trips.

This report sets forth guidelines for how neighborhood greenways should operate. Neighborhood greenways are a key component of Portland's transportation system, and must operate as such. The recommended performance guidelines are based on national and local guidance, Portland Bureau of Transportation's (PBOT's) experience constructing and operating neighborhood greenways for more than 30 years, and an understanding of the role neighborhood greenways must play in Portland's transportation system in promoting health, prosperity and equity, as well as in reducing congestion. The report recommends the following operational performance guidelines for neighborhood greenways:

- **Vehicle speeds of 20 mph, measured as 85th percentile speed;**
- **Automobile volume target of 1,000 Average Daily Traffic (ADT), with 1,500 ADT acceptable and 2,000 ADT maximum; and**
- **Bicycle and pedestrian crossing opportunities, measured as a minimum of 50 crossing opportunities per hour, with 100 crossing opportunities per hour the preferred level of service.**

To assess how neighborhood greenways are performing, PBOT staff collected data on automobile speeds and volumes, ease of crossing busy streets, and bicycle volumes. We found that:

- **In Portland neighborhoods where overall bicycle use is high, bicycle ridership on neighborhood greenways is also high;**
- **The vast majority of neighborhood greenways are meeting PBOT's suggested operating speed and volume guidelines for automobiles, including nearly all segments built after 2008; and**
- **Short, but significant, sections of older neighborhood greenways that should serve as the foundation of the bikeway system are not meeting PBOT's operating speed and volume goals for automobiles and should be improved.**

In addition to adopting the recommended performance guidelines above, this report also recommends modifying several existing Transportation System Plan (TSP) policies to clarify the role and importance of neighborhood greenways in the transportation system.

Read the full report (58 pages) - <https://www.portlandoregon.gov/transportation/article/542741>

PETITIONERS STATEMENT

Date: 11/09/15

Project: Trades District Development

The team of Flaherty & Collins Properties and Rough Cut Ventures is proposing an exciting new mixed use development that will help create the critical mass necessary to thrust the developing Bloomington Trades District area forward. This development is intended to not purely be a real estate deal, but rather act as initiator for a technology neighborhood that will further enhance and contribute to the success of the burgeoning technology community in Bloomington.

TEAM OVERVIEW

Flaherty & Collins Properties

Flaherty & Collins Properties will serve as the lead developer on the project and ultimately own and manage the mixed use development components for the project. The Flaherty and Collins team is led by David Flaherty and Deron Kintner, both graduates and active alumnus of Indiana University.

Flaherty & Collins Properties is an Indiana based full service and fully integrated development, construction and management company with developments throughout the nation. F&C has over a \$500 million in projects currently under development and is consistently ranked as a top 50 developer nationally.

Rough Cut Ventures

Rough Cut Ventures will serve as the tech partner on this project. Rough Cut is a partnership between two local Bloomington technology leaders, Brad Wisler and Mike Trotzke. Rough Cut will operate, manage and ultimately own, the Showers Dimension Mill & Dry Kiln buildings. Rough Cut will also program the public green space in order to maximize the appeal to the technology community. Lastly, Rough Cut will advise on all components of the mixed-use building to enhance its appeal to the technology companies and workforce. Here is more information on Rough Cut:

Brad Wisler and Mike Trotzke have a long history of creating companies and spaces in Bloomington. Together they've formed Rough Cut Ventures, LLC, a company dedicated to building the Bloomington technology scene through space, events and programming.

While in college Brad and Mike formed their first company, WorldView Multimedia, one of the nation first new media firms serving clients in politics and government. In 2001, Brad and Mike co-founded Resite Information Technology, which created more than 30 high tech jobs in Bloomington and was successfully sold to Dominion Enterprises in 2007. They also co-founded local technology investment firm, SproutBox, which has employed more than 20 Bloomingtonians and helped numerous companies get their start. In all, they've helped found more than 30 operating companies, the majority of which are based in Bloomington.

While real estate is not their primary business, they've been involved in several successful Bloomington real estate ventures, including the rescue of a closely related historic property, the Buskirk-Showers Mansion on North Walnut Street. They've also coordinated the renovation of two office locations for SproutBox, each of which has served a purpose similar to that proposed for the Mill.

Design Consultants

A team of CSO Architects and Blackline Architects have been engaged as the lead architects for the project. Both have been selected based upon their proven reputation for cutting edge projects and their local presence in central Indiana. CSO Architects will lead the mixed use development and Blackline will lead the redevelopment of the Shower Buildings.

Locally based Bledsoe Riggert Cooper and James has been engaged as the civil engineer and landscape architect for the overall development.

PROJECT OVERVIEW

The development will consist of three key components that ultimately make up the Live/Work/Play components to compliment the technology neighborhood:

1. Rehabilitation of the Shower Dimensions Mill and Dry Kiln buildings – This redevelopment will include the revitalization of these historic structures that will allow them to house technology incubator space as well as complimentary uses.
2. New Mixed Use Building – Two new mixed use structures complimenting the adjacent Showers structures.
3. New public greenspace – The green space around the project which will include a pedestrian connection along the east side of the project and a vibrant Tec-Rec-Park.

In order to achieve the vision of a technology neighborhood, Flaherty & Collins Properties team is committing to several key initiatives including the following:

- Co-location of leading technology companies and supporting organizations under one roof in the rehabbed Showers buildings (potentially Rough Cut, IU, Form Assembly, BEDC, Cook Center, etc)
- Creation of world class, co-working space for entrepreneurs, investors, telecommuters and freelance tech workers
- Development of event space that will strengthen community-building and increase exposure to Bloomington's tech achievements
- Providing a home that will serve as the corporate headquarters for local top Tech companies (targeted as Envisage & ConsulTech)
- Creation of workforce Housing that does not currently exist in the Bloomington market. This housing will be utilized by employees of incubator companies, Envisage, ConsulTech and others who want to be near the Tech scene. Student housing will not be considered as part of the project.
- Deeply integrated local retail throughout.
- Integration of sustainable features throughout the development including energy efficient systems, high efficiency building products, enhance greenspace and environmentally conscious storm water management infrastructure.

REHABILITATION OF THE SHOWERS BUILDINGS

The existing Showers Dimensions Mill and Dry Kiln Building will be “re-developed” into a collaborative work environment which will serve as a meeting point for leading local technology companies. The work on these structures will include the following:

- Stabilization of the exterior facades including roof repairs/replacement, window replacement, and masonry repairs.
- Redevelopment of the interior spaces.
- Introduction of additional glazing along the western facades to activate the interior spaces.
- Addition of a new gathering “balcony” along the west side of the Mill building.
- New mechanical, electrical and plumbing services.

Ultimately it is anticipated that the Mill building will function primarily as leasable studio space with co-working amenities and the Kiln building will be predominantly commercial tenant space and a potential for collaborator apartments.

NEW MIXED USE BUILDING

The new mixed use building is proposed to consist of two independent buildings tied to together by a pedestrian walkway. The intent is develop a complex which will be complimentary to the scale of the Bloomington downtown areas.

The combination of the two buildings will house approximately 20,000 square of commercial office space, 5,000 square feet of tenant retail space, 300-400 space parking structure and 235 profession apartment homes and associated amenity spaces.

ANTICIPATED DEMOGRAPHICS

The project as a whole is targeted toward the tech movement and it is anticipated that occupants for the facility (both residential and commercial) will be focused around this. We develop these types of projects all over the Midwest and have never built a student-housing project. Generally, our projects are dominated by millennials, but lately, we are seeing a higher percentage of empty-nesters who also want an urban lifestyle. Our tenant mix is generally ¾ millennials and ¼ empty nesters.

The proposed professional apartment homes will be a combination of studio, 1 bedroom and 2 bedroom units which are not typically desired by other potential occupants such as students. Furthermore, all leases will be standard market rate leases “by the unit” rather than typical student housing lease which are “by the bedroom”. Flaherty and Collins is also proposing to take this initiative one step further by implementing the following additional restrictions:

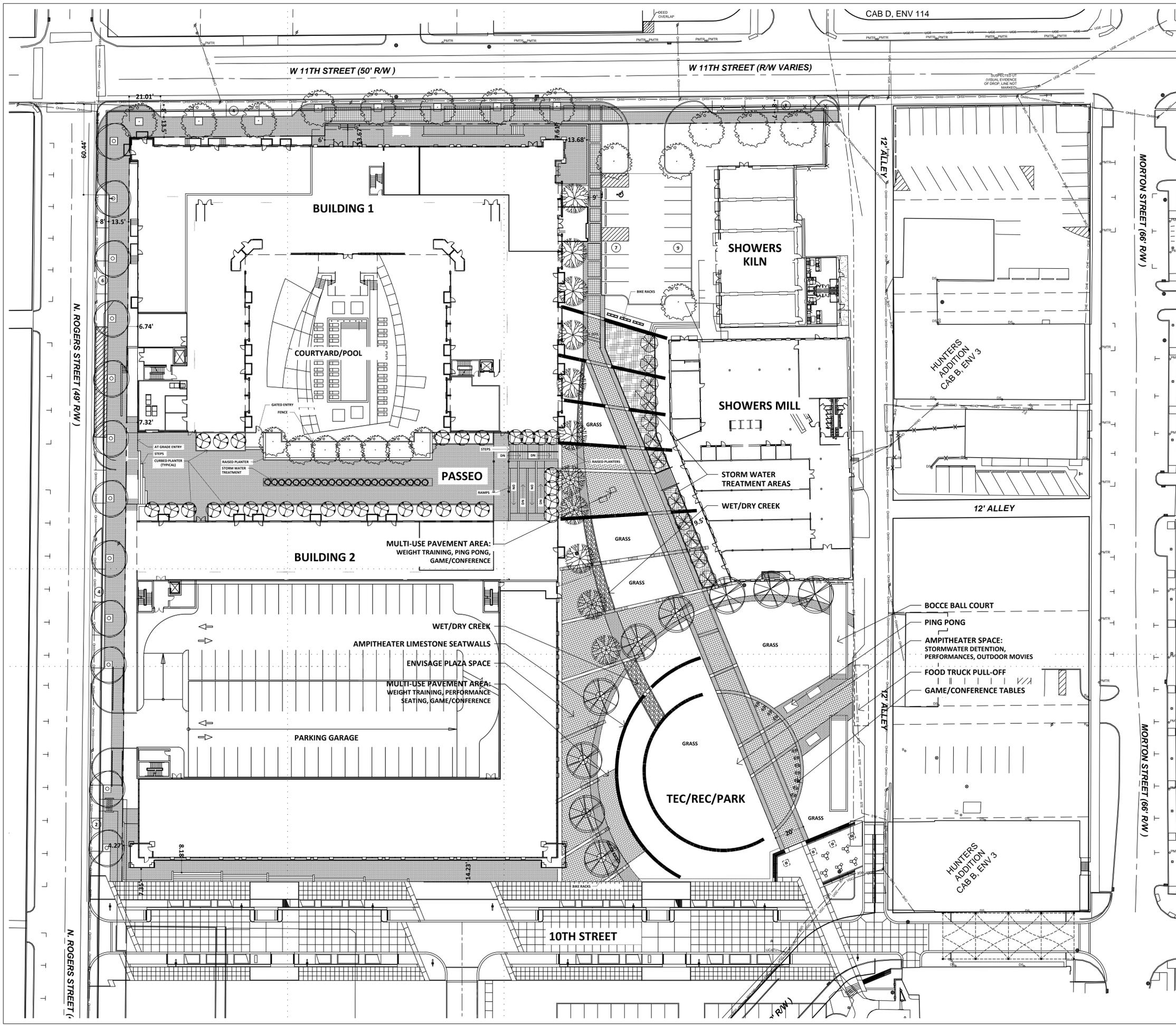
- Lease terms will be staggered throughout the calendar year and not in conjunction with an academic calendar.
- We will not accept co-signors on the lease. This means that a prospective tenants must show an employment situation that would allow them to pay their rent from that employment. In addition to not allowing co-signors, we will not accept cash payments.

-

ANTICIPATED COMMERCIAL TENANTS

Envisage Technologies and ConsulTech, two local high technology companies, have expressed their desire to locate their corporate headquarters in our building. The two companies would lease approximately 20,000 sf of high tech office space on the first floor of the south side of the buildings. Our architects have been working with Envisage specifically on an office plan to maximize the efficiency of their space.

We will have approximately 5,000 sf of commercial space on the northeast corner, which we currently anticipate to be occupied by a local restaurant or café. This space would complement the Upland Brewery directly across the street as the retail uses in the Showers Dry Kiln building.



LEGEND

- WET/DRY CREEK
- CONCRETE PAVEMENT/WALKS
- TEXTURED/COLORED CONCRETE PAVEMENT AREAS
- STORM WATER TREATMENT AREAS
- PERMEABLE PAVERS
- LIMESTONE BLOCK FEATURES
- LIMESTONE BLOCK SEATWALLS

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 Phone: 812.336.8277
 Fax: 812.336.0817
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 BLOOMINGTON BEDFORD PAOLI

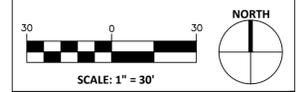
CSO Architects

FLAHERTY & COLLINS
 PROPERTIES

TRADES DISTRICT DEVELOPMENT

BLOOMINGTON, IN
 BRG Project No: 8858

SITE LANDSCAPE/HARDSCAPE



Date: 11-06-2015 Issue: PRELIMINARY PC SUBMITTAL

REVISION SCHEDULE		
Rev. #	Rev. Description:	Issue Date

Drawn By: DLN
 Designed By: DLN
 Checked By: XXX

C401



THE KILN

COMMERCIAL TENANT SPACE AND
COLLABORATOR APARTMENTS

1" = 20' 05 NOVEMBER 2015

ROUGH CUT VENTURES
BLACKLINE

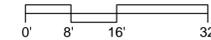


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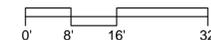
THE MILL
CO-WORKING AND EVENT SPACE
 1" = 20' 05 NOVEMBER 2015



South Elevation - - Facing 10th Street



East Elevation - - Facing the Tech-Rec Park

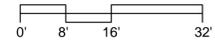


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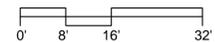
ES Exposed Structural Steel with Zinc Rich Primer and Aliphatic Polyurethane Paint	CB Cantilevered Balcony with Steel Handrail, Painted
CF Cement Fiber Siding with Aluminum Trim	MP Thin Skin, Non-Insulated Metal Panels w/ Concealed Fasteners
CS Cast Stone Trim	SW 48"x80" Single Hung Vinyl Windows w/ Muntins
FB Face Brick	CP Cement Fiber Panels with Aluminum Trim
SC Steel Channel with Web Stiffeners, Painted	ST Concrete Stoop & Steps w/ Brick Side Walls
MC Canopy with Painted Metal Finish	
AS Aluminum Storefront System	



North Elevation - - Facing 11th Street



West Elevation - - Facing Rogers Street

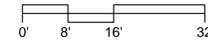


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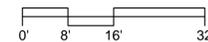
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AS Aluminum Storefront System	



South Elevation - - Facing Courtyard



East Elevation - - Facing Courtyard

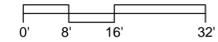


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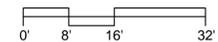
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North Elevation - - Facing Courtyard



West Elevation - - Facing Courtyard



LEGEND

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Bird's Eye View - Looking Northwest



Bird's Eye View - Looking Northeast



Bird's Eye View - Looking Southwest

